

165.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,031,200 / 1,031,200

APPRAISED:

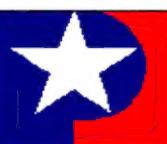
1,031,200 / 1,031,200

USE VALUE:

1,031,200 / 1,031,200

ASSESSED:

1,031,200 / 1,031,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
1		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZUNIGA LUCINDA M C	
Owner 2:	
Owner 3:	

Street 1: 118 RUTLEDGE RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: FEENEY STEPHEN J -

Owner 2: -

Street 1: 1 PAUL REVERE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2892 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5868		Sq. Ft.	Site		0	70.	1.02	8									417,229						417,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5868.000	608,700	5,300	417,200	1,031,200		109126
							GIS Ref
							GIS Ref
							Insp Date
							07/02/18

Source:	Market Adj Cost	Total Value per SQ unit /Card:	356.57	/Parcel: 356.57	Entered Lot Size
					Total Land:
					Land Unit Type:

!12765!

PRINT

Date: 12/30/21 Time: 15:32:06

LAST REV

Date: 07/31/18 Time: 12:00:33

mmcmakin

12765

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID	165.0-0002-0012.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	608,700	5300	5,868.	417,200	1,031,200		Year end	12/23/2021
2021	104	FV	581,200	5300	5,868.	417,200	1,003,700		Year End Roll	12/10/2020
2020	104	FV	581,000	5300	5,868.	417,200	1,003,500		Year End Roll	12/18/2019
2019	104	FV	452,600	5300	5,868.	417,200	875,100	875,100	Year End Roll	1/3/2019
2018	104	FV	452,600	5300	5,868.	369,500	827,400	827,400	Year End Roll	12/20/2017
2017	104	FV	424,900	5300	5,868.	309,900	740,100	740,100	Year End Roll	1/3/2017
2016	104	FV	424,900	5300	5,868.	309,900	740,100	740,100	Year End	1/4/2016
2015	104	FV	403,500	5300	5,868.	268,200	677,000	677,000	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEENEY STEPHEN	62868-128		10/31/2013		725,000	No	No		
FEENEY STEPHEN	61136-69		2/5/2013	Convenience		1	No	No	
FEENEY STEPHEN	36752-452		10/19/2002	Convenience		1	No	No	Mary B. Feeney d.o.d. 3/28/2012.
FEENEY MARY T &	29203-411		10/9/1998	Convenience		99	No	No	
	14439-45		10/1/1981		90,000	No	No	Y	

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/2/2018										MEAS&NOTICE	CC	Chris C
12/16/2008										Measured	345	PATRIOT
12/21/1999										Mailer Sent		
12/3/1999										Measured	270	PATRIOT
6/1/1990											PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

